

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-25055 - TENTATIVE MAP - DECATUR & TROPICAL - APPLICANT: THE EQUITY GROUP - OWNER: DECATUR III, LLC, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-501-010, 125-25-601-022, and 125-25-601-023), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by BYRON GOYNES to Approve subject to conditions and amending Condition 7 as follows:

7. The Final Map for this site shall dedicate the additional right-of-way necessary for a total 55-foot half street width along Decatur Boulevard for continuous dual left turn lanes. Dedications may be reduced by 5 feet in those locations where sidewalk is proposed to lie outside of the right-of-way, however appropriate pedestrian walkway easements shall be granted on this map for all public sidewalks located outside of public street right-of-way. This map shall also dedicate an additional 10 feet of right-of-way for a right turn lane at the northern most driveway entrance into this site, that provides 105 feet of storage and a 60-foot taper for the reverse curve, and an additional 10 feet of right-of-way in accordance with Standard Drawing 234.3 for a bus turnout/turn lane at Rice Avenue.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated the item is in order.

GINA VENGLASS, Public Works Department, read an amendment to Condition 7 and recommended approval.

DAVID POTTER, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant and agreed with all conditions.

TOM McGOWAN, Las Vegas resident, asked what was going on the site. MR. POTTER explained that a shopping center was planned for the site and MR. McGOWAN expressed his support.

TODD FARLOW, 240 North 19th Street, asked for the location of the main entrance and MR. POTTER described the access points.

CHAIRMAN DAVENPORT declared the Public Hearing closed.